



## Detached Villa Not Far from the Coaet



### Information de l'agent

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Nom:              | David Evans                                                   |
| Nom de compagnie: | Cle France Ltd                                                |
| Pays:             | Royaume-Uni                                                   |
| Experience since: |                                                               |
| Type de service:  | Selling a Property                                            |
| Specialties:      |                                                               |
| Property Type:    | Apartments, Houses                                            |
| Téléphone:        | +44 (1440) 820-358                                            |
| Languages:        | English, French                                               |
| Site web:         | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 463,489.13 |

### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | France     |
| État/Région/Province: | Occitanie  |
| Ville:                | Vias       |
| Indicatif régional:   | 34450      |
| Soumis:               | 27/01/2026 |

### Description:

**REDUCED in price** - Detached Villa Not Far from the Coaet of approximately 174 m2 on an enclosed and mature plot of 608 m2, 5 minutes by car from the beaches. This beautiful property is located in a quiet area of Vias. Crossing the gate by a paved driveway, you access the villa.

- Ground floor: Entrance with cupboard and guest toilet opening onto a living room with fireplace of approximately 51 m2 overlooking the veranda and the terrace as well as the garden with a green setting. Fitted/equipped kitchen with opening onto the living room and the garden as well as the utility room and storage room. Still on the ground floor, a bedroom with cupboard and a bathroom.

- 1st floor: You will find a large living room with a beautiful terrace of approximately 22 m2, 2 bedrooms, a shower room and a toilet.

And the accessible attic (used as a storage room).

Garage with electric gate and mezzanine, approximately 18m2 (Electric heating and reversible air conditioning in the living room, shutters: electric roller shutters). 174m2 with veranda included.



Ideally located in a quiet area, but close to all shops, doctors, restaurants, the airport and 10 minutes from the motorway.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Herault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Herault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.



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For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Condition: Good

## Commun

Chambres: 3

Salle de bains: 2

Dimesions du lot: 608 m<sup>2</sup>

## Utility details

Heating: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.094.665

